



JANSEN & BROUWER
PROPERTY CAPITAL

APARTMENT

Anna De Estepona

2 bedrooms, 81 m² · Estepona

ASKING PRICE

€450,000

2

bedrooms

2

bathrooms

81 m²

living area



Apartment in Estepona. Spain.

Anna Estepona is a new development in Estepona, between the Mediterranean Sea and the Sierra Bermeja, 20 minutes from Marbella and 50 minutes from Malaga airport.

Anna De Estepona

Estepona

Anna Estepona is a new development in Estepona, between the Mediterranean Sea and the Sierra Bermeja, 20 minutes from Marbella and 50 minutes from Malaga airport. The gated complex with access control comprises 87 homes: 74 apartments with 2 or 3 bedrooms in two blocks and 13 terraced houses with 4 bedrooms. The apartments offer 77 to 155 m2 of interior space with terraces of up to 55 m2, the terraced houses just over 160 m2 with a private rooftop solarium. Most homes face south, southeast or southwest. Communal facilities include an outdoor pool with a relaxation area, landscaped green areas and an equipped gym. Every home has a parking space and a storage room in the two-level underground garage. The finishing includes individual ducted air conditioning, aerothermal hot water, double glazing with thermo-acoustic insulation and a kitchen with a quartz composite worktop.

Property type	Apartment
Bedrooms	2
Bathrooms	2
Living area	81 m²
Completion	New build
Asking price	€450,000
Reference	AN-54C



You choose. We arrange the rest.

From the first selection to the keys and the years after, all in one place. You do not need to live in Spain for it.

Selection

We filter the market by goal, budget and use, and we know the developments and the agents behind them.

Viewings

A trip along a short list, with planning, transport and someone who really knows the area.

Legal and tax

Spanish lawyer, notary, NIE number and checks on charges, permits and easements.

Financing

A Spanish mortgage or financing from the Netherlands, with purchase costs included.

Transfer

From offer to keys: reservation contract, deed, notary and registration in your name.

After the keys

Utilities, insurance, tax returns and, if you wish, rental and maintenance.



03 · FEATURES

What this property offers

- Communal outdoor pool with relaxation area
- Equipped gym in the communal area
- Landscaped communal gardens and green areas
- Gated complex with access control at the entrance
- Underground parking garage on two levels
- Automatic garage door



04 · THE AREA

What you will find around Estepona

Over the past ten years Estepona has pedestrianised more than 130 streets. The old town has narrow white streets full of flower pots, and a route leads past more than sixty murals across the town. Nearly all of the 23-kilometre coastline can be followed on footpaths, with the Sierra Bermeja rising behind it.

23 km

of coastline, nearly all linked by footpaths

7 golf clubs

in the municipality, from 9 to 36 holes

Over 1,300

orchid species in the Orchidarium

Old town

narrow white streets full of flower pots

Harbour

marina and fishing port with fish auction

25 to 30 min

from the centre to Puerto Banús and Marbella

What the purchase costs beyond the price

The tax rates are those of Andalusia. Notary and land registry follow the official fee scale (arancel); legal support and the other costs are estimates.

VAT (IVA 10%)	€45,000
Stamp duty (AJD 1.2%)	€5,400
Notary (official fees plus VAT)	€785
Land registry (official fees plus VAT)	€391
Legal support (1% plus VAT)	€5,445
Administrative agency (gestoría) and other costs (estimate)	€500
Total purchase costs	€57,521

€507,521

TOTAL INVESTMENT

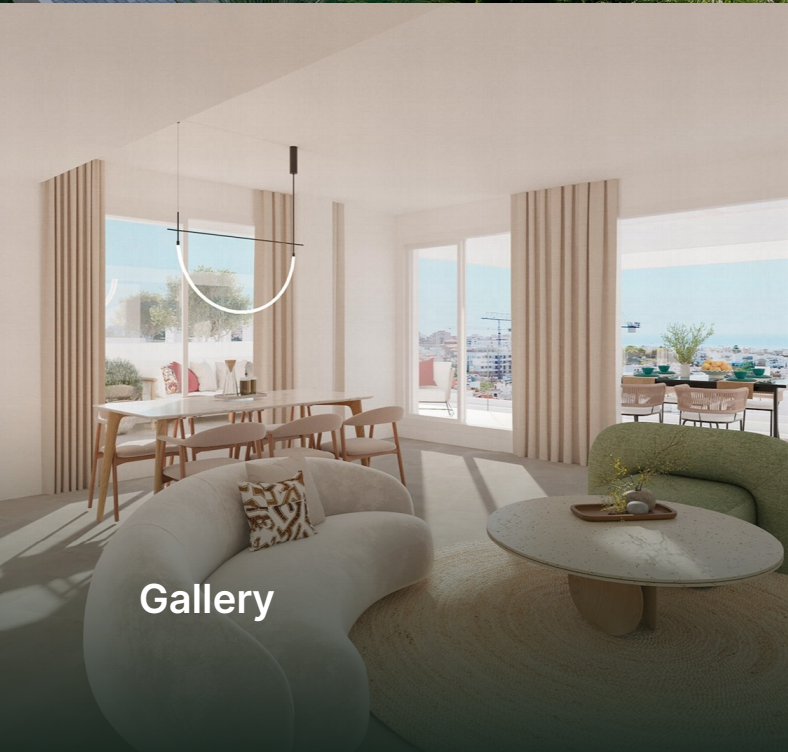
€57,521

PURCHASE COSTS

12.8%

OF THE PURCHASE PRICE

Example calculation at the stated asking price, without a mortgage. Tax rates as of September 2026. Notary and land registry follow the official fee scale (arancel) plus VAT; legal support and other costs are estimates. Reduced rates for a first or main home are not included, and the Spanish tax authority may apply its own reference value. No rights can be derived from this calculation.



Gallery





Gallery



We guide your purchase, from first viewing to the keys.

Would you like to view this property or first see the full documentation? Please get in touch. We will send the floor plans, the specification and the availability, and arrange a viewing if you wish.

€450,000

asking price

2

bedrooms

81 m²

living area

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